

C.1 Background

(a) With respect to public-private housing ventures, Section 2801 of the National Defense Authorization Act for Fiscal Year 1996, Public Law 104-106, 110 Stat. 186 (10 U.S.C. 2871-2885), provides a series of powerful authorities that allow the Department of Defense (DoD) to work with the private sector, nationwide, to build and renovate family housing in key areas of need. The goal is to leverage private investment with DoD participation, and to use a variety of private sector approaches to build and renovate family housing and ancillary supporting facilities, faster and at a lower cost to American taxpayers. The DON intends to utilize the unique powers and authorities provided under the legislation to ensure that safe, good quality, energy efficient, well-managed, affordable housing will be available to military families, as needed, over the long term. Accordingly, the DON intends to become a partner in a public-private partnership or similar business entity established by a private company or team of private investors/developers, property managers/operators, and others.

(b) Concerning the conveyance of utility systems as part of a public-private venture, Section 2688 of the National Defense Authorization Act for Fiscal Year 1998 allows the Secretary of the Navy to convey a utility system, or part of a utility system, under the jurisdiction of the Secretary to a municipal, private, regional, district, or cooperative utility company or other entity. Such conveyance may consist of all right, title, and interest of the United States in the utility system or such lesser estate as the Secretary considers appropriate to serve the interests of the United States.

C.2 Statement of Work

(a) The contractor shall serve as a technical advisor to the Naval Facilities Engineering Command Headquarters (NAVFAC) staff and the Engineering Field Divisions/Activities (EFD/EFA) for the purpose of providing services concerning various program and project development and execution issues. Such services shall include, but not be limited to, the following:

1. Current private capital initiatives, which might be adapted to DON PPV efforts;
2. Impact of federal, state and city housing programs on DON housing objectives;
3. Implementation of DoD and DON policy and regulatory guidance;
4. Development and approval of PPV concepts for short-term and long-term deals and execution of projects;
5. Review project background information and data collection;
6. Evaluate proposed sites, where applicable, and identify local, state and federal

environmental requirement and impacts on project execution;

7. Develop PPV strategies and concepts, and supporting financial analyses, based upon equity investment in short-term and long-term business entities; and review possible uses of alternative PPV investment techniques;
8. Identify service member issues, and develop responses, which are consistent with DON-approved PPV concepts;
9. Analyze leverage, life cycle and OMB issues;
10. Analyze utility issues;
11. Provide support for 2-Step Request for Qualifications/Requests for Proposals acquisition process, including technical/financial evaluations and risk assessments;
12. Provide support for exclusive negotiations with the preferred developer and preparation of appropriate business agreements for short-term and long-term deals equity which meet DON objectives and protect DON assets;
13. Assess impact of local and regional community planning and zoning issues on project execution;
14. Identify issues to be addressed concerning residual management functions and project operations and maintenance.

(b) The contractor will work with EFD/EFA staff and appropriate activity/installation and major claimant personnel in the course of project concept development, selection of a developer, and preparation of a business agreement. Further, the contractor will work with NAVFAC Headquarters to train and educate interested parties in the appropriate methodologies and analytical models.

C.3 Contractor Work Force Responsibility

It shall be the full responsibility of the Contractor to organize, furnish, maintain, supervise, and direct a working force which, within the limitations of the provisions of this contract, is thoroughly capable of effectively performing the work set forth in this contract.